



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 159/21

Property Name: Madison Middle School

Address: 3429 45th Avenue SW

Features and Characteristics for which a Certificate of Approval is required:

See Report on Designation; LPB 18/02.

Summary of proposed changes: Proposed construction of a 2-story classroom building addition, and a separate 1- story bike storage facility; temporary repositioning of portable classrooms; and new site improvements. All portable classrooms will be removed from the site following completion of the classroom addition.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the new classroom addition, bike storage facility, site improvements, and temporary changes to portable classrooms at Madison Middle School, 3429 45th Avenue SW, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Report on Designation (LPB 18/02).*

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The Seattle Department of Neighborhoods**

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- a. While the proposal includes major construction on the north side of the designated site and building, the massing, scale, and character of the addition and new bike structure are subservient to the historic building.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant explored and presented alternative massing of the classroom building, to demonstrate to the Architectural Review Committee that the project approach is reasonable, and explained that it is the only location where an addition can fit.
3. With regard to SMC 25.12.750 C, *the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance.*
 - a. The proposed bike storage facility is needed to meet the requirements of the Seattle Land Use Code. The applicant explained the proposed location to comply with access requirements, and noted the inability to accommodate the program inside the school building.
4. With regard to SMC 25.12.750 E, *for Seattle School District property that is in use as a public school facility, educational specifications.*
 - a. The proposed classroom addition is needed to accommodate the increased student population, and criteria outlined in the educational specifications. The permanent facility will result in the removal of temporary portable classrooms from the site.
5. The factor of SMC 25.12 .750 D is not applicable.
6. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below *(or cite other applicable standards)*:

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.